

# EDISON & SECOND ST SITE - PROS and CONS WORKSHEET

2017-04-04

PROS and CONS	Vacant Property for sale 3610 Edison St (at 2 <sup>nd</sup> St)
COST to acquire	FS-C: No pros, all cons in my opinion. JK-C: too costly PC-C: \$450,000 CN-C: Asking price seems to be significantly over market value SK-C: \$450,000 per property owner JS-C: High cost for small parcel.
ADDED COSTS	FS-C: No pros, all cons in my opinion. JK-C: Grading and fill PC-C: Major fill required PC-C: Retention Walls? PC-Question: Paving of Edison and sidewalks on Edison CN-C: Maintenance of additional facility/parking lot CN-C: Removes a property from the tax roll CN-C: Demolition cost SK-C: Requires demo of old house SK-P: Public water and sewer are available JS-C: Demolition of house adds to cost.
PROPERTY SIZE and/or SHAPE	JS-C: Too small of lot.
LOCATION - Relation to adjacent properties - Roads and traffic - Other	JS-P: Improved access to areas to the NE of town. JS-C: Too near residential area.
RESPONSE TIMES and/or COVERAGE	FS-C: No pros, all cons in my opinion. JK-Comment: Some changer. PC-Question: cover time for City residents? CN-C: Increases run time to partner communities CN-C: Increases run time to downtown which is the City's highest risk area CN-C: Increases run time to Cedars of Dexter and West Ridge SK-P: Provides very good response and coverage to City and DAFD SK-C: Southern tip of City (Industrial park) is outside 8 minute response coverage SK-C: Increases run times to Cedars and Westridge JS-TBD:

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CONDITIONS for acquiring property	FS-C: No pros, all cons in my opinion. JK-C: PC-Question: Drainage Issues?

# MAV SITE - PROS and CONS WORKSHEET

2017-04-04

PROS and CONS	MAV Property Dexter-Ann Arbor Road
COST to acquire	FS-C: Property is expensive. JK-C: Very costly PC-Fact: \$570,000 SK-C: \$570,200 per Jeff Harshe JS-C: Considerable cost.
ADDED COSTS	PC-Question: Loss of DDA tax revenue? CN-C: Maintenance of additional facility/parking lot CN-C: Loss of potential taxable value from the DDA District SK-P: Public water and sewer available
PROPERTY SIZE and/or SHAPE	FS-P: Property size seems to be good. JK-P: Adequate PC-P: OK CN-P: Architect indicated property can work SK-Neutral: 2.38 acres available for purchase JS-C: Size is good.
LOCATION - Relation to adjacent properties - Roads and traffic - Other	FS-P: Congestion is not as bad on Dexter Ann Arbor Road as Baker Road. JK-P: Road congestion during peak hours PC-Question: Traffic issues? PC-P: Closer to potential South Development. PC-P: Close to schools. CN-C: Moves Fire Dept out of downtown CN-C: Adjacent to residential SK-C: Moves fire station out of downtown SK-C: Increased noise and activity next to residential areas JS-Concern: Building orientation and road access close to an intersection. Secondary access to site?
RESPONSE TIMES and/or COVERAGE	FS-P: I believe that response time will be as good as any properties. JK-Comment: Some change PC-P: Covers more City residents. CN-C: Increases run time to partner communities CN-C: Increases run time to downtown which is the City's highest risk area CN-C: Increases run time to Cedars of Dexter and West Ridge and lowers run time to Huron Farms and Dexter Crossing CN-C: Increased run time to City facilities CN-Comment: Decreases run time to fire suppressed buildings in the

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	<p>Industrial Park</p> <p>SK-Neutral: Increases coverage to Scio</p> <p>SK-C: Decreases coverage to DAFD district (Web/Dex Twp)</p> <p>JS-TBD:</p>
CONDITIONS for acquiring property	<p>FS-Question: Can we negotiate the price with MAV?</p> <p>JK-P:</p> <p>PC-Fact: None</p> <p>SK-P: Additional Build to suit options provided by MAV</p> <p>JS-Question: May need to try to negotiate for a lower price.</p>

# DAN HOEY SITE - PROS and CONS WORKSHEET

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PROS and CONS	City Property 7651 Dan Hoey Road
COST to acquire	FS-P: City owned means no cost for acquiring property. JK-P: City owned PC-Fact: None CN-P: No Additional Land Cost SK-Neutral: Bond payments of \$25,000 per year thru May 2027 JS-P: Already owned by the City.
ADDED COSTS	FS-C: Running water line cost of \$92,000. JK-C: Run water line PC-Fact: H2O Line \$92,000 CN-C: Water main extension will be necessary CN-C: Maintenance of additional facility/parking lot SK-C: Requires demo of two storage buildings SK-C: Requires well abandonment SK-C: Requires public water main extension (\$92,000 OHM estimate) JS-C: Cost of bringing water to the site.
PROPERTY SIZE and/or SHAPE	FS-P: Size seems to be more than adequate. JK-P: Adequate PC-P: OK CN-P: Architect indicated property can work SK-Neutral: Approximately 2 acres JS-C: Agreement to swap part of the land with DTE for downtown substation property.
LOCATION - Relation to adjacent properties - Roads and traffic - Other	FS-C: Too close to schools causing disruption of classes. FS-C: Congestion at morning and most afternoon hours. JK-C: Difficult area due to schools, bus staging area, traffic. May incur problems with new roundabouts, etc. PC-Question: Traffic issues? PC-P: Closer to potential South Development. PC-P: Close to schools. CN-C: Moves Fire Dept out of downtown CN-C: Traffic challenges from bus hub and industrial park CN-C: Baker Road island eliminates possible passing lane on Baker CN-Comment: Adjacent to high density residential CN-Comment: Location not supported by Chief Smith SK-C: Moves fire station way out of downtown SK-Comment: Moves it closer to the industrial park (which is mostly sprinklered)

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	<p>JS-Comment: Access to both Dexter-Ann Arbor Road and Baker Road.</p> <p>JS-Question: Can traffic control devices be incorporated with roundabouts?</p>
RESPONSE TIMES and/or COVERAGE	<p>FS-C: Response time may increase because of added roundabouts at Shield and Dan Hoey.</p> <p>JK-Comment: Some change.</p> <p>PC-P: Covers more City residents.</p> <p>CN-C: Increases run time to partner communities</p> <p>CN-C: Increases run time to downtown which is the City's highest risk area</p> <p>CN-C: Increases run time to Cedars of Dexter and West Ridge and lowers run time to Huron Farms and Dexter Crossing</p> <p>CN-C: Increased run time to City facilities</p> <p>CN-Comment: Decreases run time to fire suppressed buildings in the Industrial Park</p> <p>SK-C: Poor coverage to DAFD district</p> <p>SK-C: Increases run times to Cedars of Dexter (one of the highest users)</p> <p>SK-C: Increase run times to Westridge and historic downtown (high risk)</p> <p>SK-P: Lowers run times to Dexter Crossing and Huron Farms</p> <p>JS-TBD:</p>
CONDITIONS for acquiring property	<p>JK-P: Already owned</p> <p>PC-Fact: None</p> <p>CN-C: Eliminates Community Garden</p> <p>CN-Comment: Faith in Action has expressed interest in purchasing the property</p> <p>SK-Comment: None</p> <p>JS-Comment: None</p>

# CURRENT SITE 8140 MAIN STREET - PROS and CONS WORKSHEET

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PROS and CONS	Current Fire Station Site 8140 Main St
COST to acquire	SK-P: None
ADDED COSTS	SK-C: Potentially requires an alternate location during renovation depending on which renovation option is selected
PROPERTY SIZE and/or SHAPE	SK-Neutral: Sufficient land to expand fire station and to address needs
LOCATION - Relation to adjacent properties - Roads and traffic - Other	SK-P: Close proximity to Historic Downtown SK-P: Access to multiple major roadways is an advantage to serving the district
RESPONSE TIMES and/or COVERAGE	SK-P: Provides best overall response and coverage to City and DAFD area.
CONDITIONS for acquiring property	SK-Comment: Not Applicable SK-C: Requires a plan for operation during renovations
<i>Renovation / New Building Cost</i>	SK-P: Significantly less -approximately half the cost of new building (Need Partners to better define options for fire station renovation)





# AMERICAN LEGION SITE - PROS and CONS WORKSHEET

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PROS and CONS	Amer. Legion Property 8225 Dexter-Chelsea Rd
COST to acquire	<p>FS-P: Cost effective.</p> <p>JK-P: Most cost effective</p> <p>PC-Fact:</p> <p>SK-C: Estimated between \$200,000 and \$250,000 per John Evans on behalf of the Legion</p> <p>JS-P: Seems like reasonable asking price.</p>
ADDED COSTS	<p>FS-C: Running water line adds too much to cost.</p> <p>JK-C: Running water line</p> <p>PC-Fact: H2O Line \$275,000</p> <p>PC-Fact: \$200,000</p> <p>CN-C: Water main extension will be necessary</p> <p>CN-C: Maintenance of additional facility/parking lot</p> <p>SK-C: Requires public water main extension (\$295,936 OHM estimate)</p> <p>SK-P: Public sewer is available</p> <p>SK-Neutral: Annexation will require some cost</p> <p>SK-Neutral: Lot split will require some cost</p> <p>JS-C: High cost of bringing water to the site.</p> <p><i>\$ 230,000 to go under the River w/ water</i></p>
PROPERTY SIZE and/or SHAPE	<p>FS-Concern: Is the property size and configuration adequate?</p> <p>JK-P: Adequate</p> <p>PC-C: Narrow Lot</p> <p>PC-C: Site issues</p> <p>CN-P: Architect indicated property can work</p> <p>SK-Neutral: Approximately 2 acres available for purchase</p> <p>JS-C: Narrow parcel;</p>
LOCATION - Relation to adjacent properties - Roads and traffic - Other	<p>FS-Concern: Traffic at Dexter-Chelsea Road and Main Street intersection would have to be addressed</p> <p>JK-P: Scio twp parcel, will need to annex into city. Already off tax rolls</p> <p>JK-Concern: May need to assess traffic situation: install traffic light at intersection? Difficult turn.</p> <p>PC-C: Traffic issues</p> <p>PC-C: Viaduct / Turning Left / Narrowness</p> <p>PC-Question: Connecting traffic lights</p> <p>CN-P: Commercial area</p> <p>CN-P: Could use Parker Road to access southern portion of City</p> <p>CN-C: Possible traffic issues having to turn from Dexter Chelsea onto Main/Dexter Pinckney</p>

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	<p>CN-Comment: Brings water to the other side of the river</p> <p>SK-P: Relatively close to downtown</p> <p>SK-C: Dexter Chelsea/Main Street intersection can be very congested at times</p> <p>JS-C: Dexter-Chelsea Road seems quite narrow at the site.</p> <p>JS-C: Visibility at the intersection with Main Street is extremely poor through the viaduct.</p> <p>JS-C: Traffic to and from the High School and certain times of day (Dexter-Chelsea and Parker Roads);</p>
RESPONSE TIMES and/or COVERAGE	<p>FS-C: Response times seem to be less than optimal.</p> <p>JK-Comment: Some change</p> <p>PC-C: Covers fewer City residents.</p> <p>CN-P: No significant run time change is likely</p> <p>SK-P: Provides very good response and coverage to City and DAFD area (similar to 8140 Main Street)</p> <p>JS-TBD:</p>
CONDITIONS for acquiring property	<p>FS-C: Annexing property could be time consuming.</p> <p>JK-P: Legion wants help with water line hookup</p> <p>JK-P: City pay for annexation</p> <p>PC-C: Annexation Agreement</p> <p>PC-C: Parking Agreement</p> <p>PC-C: H2O hookup Agreement</p> <p>CN-Comment: American Legion has requested a complimentary tap to City water</p> <p>CN-Comment: Annexation of at least the fire department property would be necessary – this would provide access from the current City owned property along the river to Dexter Chelsea</p> <p>CN-Comment: Annexing the Legion would give the City control of both sides of Mill Creek from road to road</p> <p>SK-Neutral: Required to provide Legion with public water connection</p> <p>SK-Neutral: Lot split</p> <p>SK-Neutral: Annexation</p> <p>JS-C: Other considerations requested by the Legion</p> <p>Annexation cost</p> <p>New well or city water hookup</p> <p>Possible replacement or relocation of out building</p>